

A P P E N D I X A

19. MGSD - Memphis General Services Division
20. MHA - Memphis Housing Authority
21. MIFA - Metropolitan Inter-Faith Association
22. MLG&W - Memphis Light, Gas and Water Division
23. MPC - Memphis Park Commission
24. MPD - Memphis Police Department
25. MPO - Metropolitan Planning Organization
26. MSD - Memphis Sanitation Division
27. MSHD - Memphis and Shelby County Health Department
28. OPD - Memphis and Shelby County Office of Planning and Development
29. SAFD - Shelby County Administration and Finance Division
30. SBA - Small Business Administration
31. SBD - Shelby County Building Department
32. SCB - Shelby County Conservation Board
33. SCCD - Shelby County Office of Community Development
34. SCS - United States Soil Conservation Service
35. SDPS - Shelby County Health and Public Service Division
36. SPWD - Shelby County Public Works Division
37. TEA - Tennessee Energy Authority
38. THDA - Tennessee Housing Development Authority
39. TVA - Tennessee Valley Authority

APPENDIX B

GLOSSARY

A-95 - A process used by local and regional organizations to review federally funded projects and programs.

Aquifer Recharge Area - Locations where porous layers of sand are at or near the surface and where surface water enters and replenishes the underground water supply.

Architecturally or Historically Significant Places - Sites or structures which possess characteristics associated with a particular period, a particular style of design or construction, or which are associated with an important person or event in history.

Berm - A long narrow mound of earth or other materials used in developments for screening and protective purposes.

Capital Improvement Program (C.I.P.) - The long range schedule of government projects, prepared annually, with estimated costs.

Cluster Development - A type of development in which structures are arranged in closely related groups, so that higher densities may be achieved in certain areas, preserving natural features or open space in other areas.

Collector Street - Larger streets in neighborhoods which carry residential traffic from these areas to major streets.

Community Center - An area designated in a District Plan with sufficient land to provide for at least 100,000 square feet of off street office, commercial and service uses at the intersection of two major streets.

Convenience Center - An area designated in a District Plan with sufficient land to provide for at least 2,500 square feet of retail space at the intersection of a major and a collector street.

Development Corporation - An independent corporation established to direct and assist in the revitalization of a depressed area of a city.

District Plan - A study to be completed for each of the 20 delineated areas of the County to carry out more detailed planning and to implement the Memphis 2000 Policy Plan.

Erosion - The wearing away of the land surface by various natural forces, the most important being water.

Expandable Housing - Housing that is expressly designed for the ease of future additions.

Flextime - A work schedule allowing for variations in working hours.

Floodplain - Low land areas adjacent to a stream subject to flooding.

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Floodway - The watercourse channel and adjacent land areas which must be reserved to carry the base flood without cumulatively increasing the base flood elevation more than a designated height.

404 Permit - A dredge and fill permit issued by the U. S. Corps of Engineers to ensure protection of wetlands and to prevent activity damaging to navigable waterways.

Graduated Payment Mortgage - A type of home mortgage intended for first time buyers in which the monthly payments increase with time.

Hazardous Noise Area - An area where the level of noise, measured in decibels, considering site specific variables, exceeds Federally accepted standards (FHA, HUD, FAA).

High Density Residential - Residential areas having a minimum gross density of 30 dwelling units per acre.

Homesteading - A program to allow individuals to purchase deteriorated housing, usually in inner city areas designated for revitalization, at very low cost on the condition that necessary repairs are made and the house be owner-occupied.

Industrial Revenue Bonds - Bonds which are issued under special authorization by a municipality or development board for the express purpose of financing industrial growth.

Infill - Development which occurs on vacant land in urbanized areas.

Infrastructure - The basic public facilities and services which allow development to occur, such as sewers and roads.

Interceptor Sewers - Main sewer pipes which connect the sewage system with the treatment plant.

Internal Orientation - Design which focuses the development away from the street and which handles traffic and parking problems on-site through coordinating access with adjacent development, using service roads or other means.

Lateral Sewer - A sewer pipe which connects users with interceptor sewers.

Lotsteading - A program to allow individuals to purchase vacant lots at very low cost with the condition that the land be developed.

Land Use - The function which occurs on a particular piece of property, such as residential, commercial or industrial activities.

Low Density Residential - Residential area having a gross density of 7.3 units per acre or less.

Major Street - A street designated by the MPO Major Road Plan to carry a high volume of traffic.

Mass Transit - Transportation systems such as buses or light rail which are designed to carry large numbers of people.

Medium Density Residential - Residential area having a gross density between 7.3 and 30 dwelling units per acre.

Mixed Uses - Compatible placement or intergration of two or more distinct land uses, within close proximity or within the same structure.

Mixed Use District - Designated areas, along Transitways or at interstate interchanges, to be developed or redeveloped with a variety of compatible high intensity uses, subject to performance standards. Existing areas of mixed uses in appropriate locations are indicated on the Plan Map. Additional Mixed Use Districts will be designated in District Plans.

National Flood Insurance Program - A federal program to make flood insurance from private companies affordable to individuals in participating communities. Participation requires the local government to prohibit flood retarding structures in the designated floodway and to require flood protection (filling, elevation, flood proofing) for structures in the designated flood fringe area.

National Pollution Discharge Requirement Permit - Permit required of all industries that discharge pollutants into local sewer systems.

Neighborhood Alliance - Representatives from neighborhood associations recognized by the City Council as being a formal communication link between the city and member neighborhoods.

Neighborhood Center - An area designated in District Plans which provides land for at least 30,000 square feet of retail space at the intersection of two major roads.

Neighborhood Housing Services - A program established by the federal Urban Reinvestment Task Force to involve citizens, local government and local lending institutions in a coordinated effort at neighborhood improvement. A typical program involves public improvements, code enforcement, loan funds for operation, housing and loan counseling and mortgage loans.

Nonattainment Area - An area that does not meet national air quality standards for certain air pollutants.

Performance Standards - Land development regulations based on accomplishing desired characteristics without regard to specified design standards. The purpose is to allow innovation while maintaining the same level of performance achieved by specifying materials and dimensions.

Planned Development - Development process which allows flexibility in site design and is intended to encourage the clustering of structures, mixed housing types and land uses, and the preservation of natural features and open space.

Progressive Utility Rate Structure - A system of utility charges based on increasing the rate in relation to increases in the amount of usage.

Progressive Tax - A tax structure in which the tax rate increases as the income subject to taxes increases.

Public Services and Facilities - Those services and facilities normally provided by the government, such as sewers, streets, libraries and fire protection.

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Redlining - The practice by some lending institutions of not approving mortgages in selected areas.

Regional Center - An area of mixed commercial and office uses, with at least 300,000 square feet of retail space with internal orientation and located at the intersection of two major roads.

Regressive Tax - A tax structure in which the tax rate remains constant or decreases as the income subject to taxes increases.

Rehabilitation Code - A section of the local building code which addresses the special problems associated with the renovation of existing buildings.

Road Capacity - The amount of traffic that a road is designed to carry safely, measured in vehicles per hour or day.

Ridesharing Program - A program which coordinates and encourages car, van and bus pooling.

Runoff - The portion of rainfall which flows over a land surface into a stream instead of soaking into the ground.

Rural Level Services and Facilities - The level of services adequate to support low density rural development. These would include septic tank sewage disposal, county roads, sheriff's department, fire protection (Class V-X), and private garbage pickup.

Setback - The minimum required distance between a structure and property lines.

Selective Exclusion in Housing - Racial discrimination which results in a segregated housing pattern.

Sedimentation - The process of eroded material settling into a stream channel or lake bottom.

Sewer Basin - One or more natural drainage basins served by a system of lateral sewers which connect to an interceptor.

Sewer Lift Station - A facility used to pump sewage over a ridgeline, effectively connecting a drainage basin into the gravity flow of the interceptor sewer system.

Solar Access - Site design which ensures that structures retain sufficient exposure to the sun to allow the use of solar energy.

Shopsteading - A program in which vacant commercial property acquired by local government is sold to individuals at very low cost on the condition that it be redeveloped.

Straight Line Utility Rates - Utility charges based on a constant rate regardless of the amount used.

Strip Commercial Development - Commercial land use, usually along major roads, which has developed without coordination, on a lot by lot basis and is characterized by frequent curb cuts, a complete automobile orientation, hazardous turning movements and confusing signage.

Substandard Housing - Housing which has one or more significant violations of building, housing or health codes.

Swale - A shallow, gently sloping drainage way intended to carry runoff only during and immediately after a rainfall.

Sweat Equity - A program to allow low income persons to receive a home improvement loan in exchange for labor they agree to provide in renovating the house.

Transitway - A designated major road along which public transit will be upgraded, land use density increased, and an emphasis placed on internally oriented site design and redevelopment.

Transitway Connector - The circumferential interstate highway which connects the Transitways.

Underutilized Facility - A public facility which is not being used to the capacity for which it was constructed.

Unincorporated County - Those portions of Shelby County outside the corporate limits of Memphis, Millington, Arlington, Collierville, Germantown, Lakeland and Bartlett.

UNIPOINT - A concept used in promotional activity to market the distribution and warehousing capabilities in the Memphis area.

Unique Urban Design Feature - A component of the overall urban framework, such as a building, group of buildings, a vista or landscape feature which is distinctive and contributes positively to the character of the area.

Urban Center - A centralized location for providing a variety of services in close proximity to its service population and containing a mixture of residential, commercial, office and governmental uses, emphasizing internally oriented design and higher densities. The Urban Centers are the CBD-Medical Center, Raleigh Springs Center, White Station/Laurelwood Center, Hickory Hill Center, and the Whitehaven/Southland Center and are delineated by existing commercial and office zoning and may be expanded.

Urban Level Services and Facilities - The full range of primary and secondary services needed to accommodate urban development including major roads, sanitary sewers, police, Class II fire protection and public sanitation.

Urban Service Boundary - The limit to which urban level facilities will be provided in Shelby County to the year 2000. It is based on the outer limit of sewer basins presently served by the Memphis sewer system.

Urban Sprawl - The outward expansion of urban development at very low overall densities and in a frequently noncontiguous pattern.

Use Variance - The authorization by the Board of Adjustment for property to be used for a purpose prohibited by the zoning ordinance.

Variable Rate Mortgage - A type of home mortgage in which the monthly payments can be periodically raised or lowered to reflect changes in the prime interest rate.

Wrap-Around Mortgage - A method of home financing in which the seller carries the mortgage for the buyer.

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Zero Lot Line - A type of development where units are placed along one or more lot lines with no set back and may share a common wall.

Zoning - Local regulations which divide the County into districts and specify the allowed use, height and bulk of buildings, density and open space.

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